

Preface

The Milpitas General Plan was significantly revised in 1994 in order to update and improve the clarity of the document. It has had only a few minor revisions since then. The January 2002 update incorporates the Midtown Specific Plan and includes revisions to the General Plan land use map and text for consistency between these documents. Some of the major editorial and map changes include adding the following new land use categories:

- **Mixed Use:** Allows a mixture of commercial, office, retail, services, residential, and public and quasi-public uses. Residential densities range from 21 to 30 dwelling units per gross acre.
- **Multifamily – Very High Density:** Allows new multifamily housing. Residential densities range from 31 to 40 dwelling units per gross.
- **Transit Oriented Development Overlay:** The TOD overlay is located in areas within a quarter mile radius around existing and future planned transit stations. The TOD overlay is in conjunction with any base General Plan Land Use designations including the following: Multifamily—High Density, Multifamily—Very High Density; Mixed Use, Retail Subcenter, General Commercial, Industrial Business Park, Manufacturing and Warehousing, and Park and Recreation. Due to the proximity of transit, the TOD overlay allows for an increase to the residential densities permitted in the underlying land use designation (e.g., 41 to 60 dwelling units per gross acre in the Multifamily – Very High Density designation and 31 to 40 dwelling units per gross acre in the Mixed Use designation) and up to a maximum 20% parking reduction.
- **Gateway Office Overlay:** The Gateway Office Overlay applies to areas with an underlying general commercial designation that are well-suited for higher intensity office development due to locations near various gateways to the City. New “Class A” office development may be developed to an intensity of a Floor Area Ratio (FAR) of 1.5.

The Midtown Specific Plan requires new residential development within that planning area to provide public parks at a ratio of 3.5 acres per 1,000 persons as compared to the standard of 5.0 acres per 1,000 for the area located outside the Midtown Planning Area. It also provides for a new bike lane on Abel Street and consolidates the Milpitas Historic Commercial District into the Midtown planning area.

